

WICHITA HISTORIC PRESERVATION BOARD MINUTES
11 JUNE 2007
CITY HALL, 455 N. MAIN, 10TH FLOOR
2:00 P.M.

2:00P.M. PRE-MEETING WORKSHOP (Topic: Preservation Ordinance)

3:00 P.M. BOARD MEETING

ITEM NO. 1 ROLL CALL

Members Present: Jim Guy
 Elena Ingle
 Lucio Arteaga
 Roberta Johnson (in at 3:05)
 George Platt

Members Absent: Kim Edgington
 Mim Hiesterman

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation Office
 Barbara Hammond, Planning Analyst, Historic Preservation Office

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

None

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$82,015.00
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$21,841.00

ITEM NO. 4 CORRESPONDENCE

Mr. George Platt advised that he would not be at the July or September meeting.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 14 MAY 2007 MEETING

Motion #1 made by Guy, 2nd by Ingle to approve minutes of May 14, 2007 as corrected. Motion carried unanimously (4-0).

ITEM NO. 6 OLD BUSINESS

None

ITEM NO. 7 CONSENT AGENDA

A. Roof Repairs

HPC2007-00225 thru -229; -234 thru -239; -241 thru -243; -245 thru -246; -248 thru -249; -252; -256 -258, 261-265.

B. Signs

HPC2007-00230 1321 W Douglas. Change copy on existing awnings.
HPC2007-00231 205 W 2nd Street. Install new tenant sign 13 ½' x 6' for Hewitt and Company.
HPC2007-00232 1221 S. Broadway. Change copy on existing sign.
HPC2007-00240 918 E. Douglas. Apply white painted signage to existing black awning.
HPC2007-00250 1050 N. Broadway (McDonald's). Install a "pre-sell" menu sign in drive-through lane.
HPC2007-00251 1005 E. Second St. Install individual black letter signage on brick façade of building.

C. Other

HPC2007-00233 236 N. Crestway. Install wall anchors in basement walls.
HPC2007-00259 529 N. Crestway. Install new vinyl siding over existing wood shingle siding; metal wrap all doors and trim.
HPC2007-00260 314 N. Rutan. Demolish existing garage; construct new garage of similar style on same site.

Motion #2 made by Arteaga, 2nd by Ingle to approve the Consent Agenda Item(s) as presented. Motion carried unanimously (4-0).

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. MAJOR:** (HPC2007-00247) Environs: Allen House, Roberts House, and Jackman House.
APPLICANT: Custombuilt Inc
FOR: 204 N. Roosevelt

Applicant proposes to replace existing wood windows with new metal casement windows.

Kurt Cunningham was present for questions and comments.

Motion #3 made by Johnson, 2nd by Guy to find that window replacement at 204 N Roosevelt does not encroach, damage or destroy the environs of the Allen House, Roberts house and Jackman House. Motion carried (4-1). Ingle opposed.

- B. MAJOR:** (HPC2007-00253) Environs: Park Place/Fairview NR Historic District.
APPLICANT: American Home Service
FOR: 1521 N. Waco

Applicant proposes to install new foam-backed, double-4" vinyl siding over existing wood siding.

Motion #4 made by Guy, 2nd by Ingle to find that installation of siding at 1521 N Waco does not encroach, damage, or destroy the environs of the park Place/Fairview NR Historic District. Motion carried unanimously (5-0).

- C. MAJOR:** (HPC2007-00254) Undesignated Historic Resource
APPLICANT: Baughman Co, PA on behalf of EOM Properties, LLC
FOR: Carleton School Building, 428 S. Broadway

Applicant proposes to demolish building to make way for new retail construction.

Patrick Ayers, Tom Johnson and Russ Ewy were present for questions and comments.
Martin Cook, 4444 S. West Street, Wichita 67217, (citizen)
Teresa Cook, 2101 S Topeka, Wichita 67211 (citizen).

Motion #5 made by Guy, 2nd by Arteaga to invoke the 60-day delay of demolition under the ordinance pertaining to Undesignated Historic Resources. Motion carried (3-2). (Ingle, Johnson, Arteaga-support the motion. Guy and Platt opposed the motion.

Historic Preservation Ordinance, Wichita City Code, Title 2. Administration and Personnel, Chapter 2.12 Boards, Agencies, and Commissions: Under the Section 2.12.1024.1 (d) Immediate but temporary interim controls, as provided in subsection (e) below, prohibiting any alteration or demolition, other than those alterations permitted by a valid certificate of appropriateness may be placed by the preservation planner on any building, site or structure that is identified in the preservation plan and for which a notice of interim control has been mailed, until effective evaluation of the building, site or structure can be made, provided that the interim period does not exceed sixty days. This sixty-day period may be extended by resolution of City Council but in no event may an interim control period exceed one hundred eighty days.

- D. MAJOR:** (HPC2007-00255) Listed on Wichita Register of Historic Places
APPLICANT: Historic Preservation Office and Parsons Brinkerhoff Quade & Douglas, Inc.
FOR: Minisa Bridge, 13th Street and Little Arkansas River.

Applicants propose to grant \$15,000 from Revolving Loan Program for Historic Properties for expert management of Carthalite restoration on bridge.

Motion #6 made by Johnson, 2nd by Ingle to grant \$15,000 from Revolving Loan Program be granted to the Minisa Bridge Restoration Project for the specific purpose of hiring US Heritage Group to oversee and for expert management of Carthalite restoration on bridge. Motion carried unanimously (5-0).

ITEM NO. 9 MISCELLANEOUS MATTERS

Update: *Preserve America* Program.

In early May 2007, Wichita received designation as a Preservation America Community. As such, the city may apply for federal grant funds, the purpose of which is to promote heritage tourism and education about Wichita's historic properties. Staff is planning how to best take advantage of this opportunity. The designation will be announced to City Council at their regular meeting on Tuesday, June 12, @ 9:00 a.m. Publicity will follow as appropriate. We hope to work with CDB-Preserve History, preserve properties.

Metro Planning News Letter – upcoming issue will highlight Keep Klean Building, and the Clapp House.

Workshop:

Workshop prior to this meeting, a conclusion was that the board would adopt a resolution requesting the Director of Planning to appoint; a committee charged with reviewing, revising and updating the Historic Preservation Ordinance to specifically look at items related to:

- Identification of applicants,
- Requirement for Notice,
- Special Requirements such as demolition of a building
- Who can appeal the process
- Design Review

The Director is to designate (1) planner to that committee, and appoint (2) members from the HPB appointed by the Chairman of the Historic Preservation Board.

Motion #7 made by Arteaga, 2nd by Guy to requesting the Director of Planning to appoint; a committee charged with reviewing, revising and updating the Historic Preservation Ordinance to specifically look at items related to: Identification of applicants, Requirement for Notice, Special Requirements such as demolition of a building Who can appeal the process and Design Review. **Motion carried unanimously (5-0).**

ITEM NO. 10 ADJOURNMENT

Motion #8 made by Guy, 2nd by Johnson to adjourn at 5:09 p.m. Motion carried unanimously (5-0).